

# HILLS OF SPRING CREEK 8TH ADDITION RECORD PLAN

NORTHFIELD, MINNESOTA

RECORD PLANS FOR:

ISG PROJECT # 17-20030



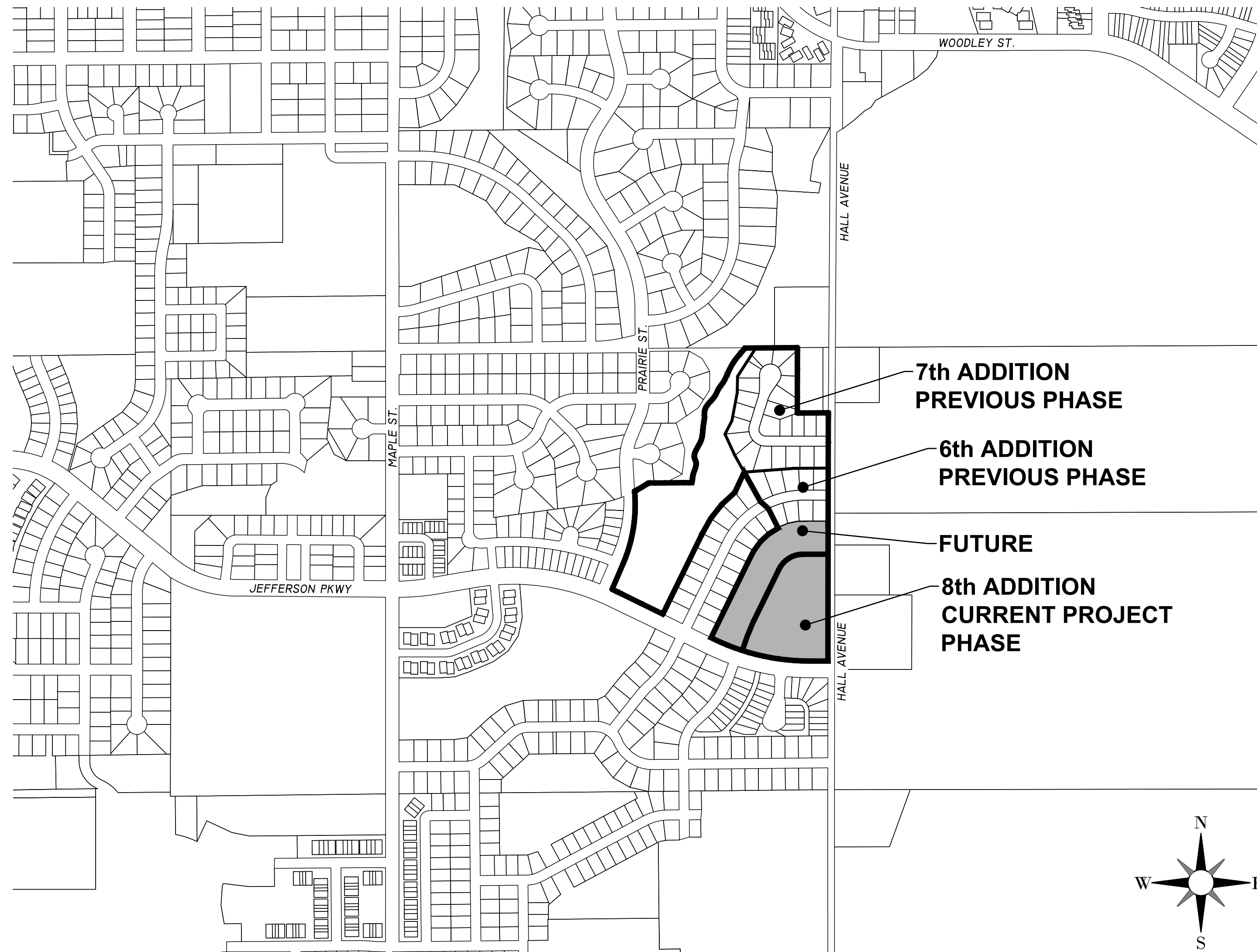
## GRADING, STREET AND UTILITIES

### LEGEND

EXISTING	
---	CITY LIMITS
---	SECTION LINE
---	QUARTER SECTION LINE
---	RIGHT OF WAY LINE
---	PROPERTY / LOTLINE
---	EASEMENT LINE
---	ACCESS CONTROL
---	WATER EDGE
---	WETLAND BOUNDARY
---	WETLAND / MARSH
---	FENCE LINE
---	CULVERT
---	STORM SEWER
---	SANITARY SEWER
---	SANITARY SEWER FORCEMAIN
---	WATER
---	UNDERGROUND TELEPHONE
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TV
---	GAS
---	UNDERGROUND FIBER OPTIC
---	CONTOUR (MAJOR)
---	CONTOUR (MINOR)
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	TREE LINE
○	MANHOLE/STRUCTURE
□	CATCH BASIN
⊕	HYDRANT
⊗	VALVE
⊙	CURB STOP
⊘	POWER POLE
□	UTILITY PEDESTAL / CABINET

PROPOSED	
---	LOT LINE
---	RIGHT OF WAY
---	EASEMENT
---	CULVERT
---	STORM SEWER
---	STORM SEWER (PIPE WIDTH)
---	SANITARY SEWER
---	SANITARY SEWER (PIPE WIDTH)
---	WATER
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TV
---	GAS
---	CONTOUR
●	MANHOLE
■	CATCH BASIN
⊕	HYDRANT
⊗	VALVE



LOCATION MAP



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### PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS. MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).
10. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING AS NECESSARY.

### PROJECT INDEX:

**OWNER:**  
**SCHMIDT HOMES (STEVE SCHMIDT)**  
 1325 ARMSTRONG ROAD WEST  
 SUITE 210  
 NORTHFIELD, MN 55057  
 PH: (507) 663-0482  
 STEVE@SCHMIDTHOMES.COM

**PROJECT ADDRESS / LOCATION:**  
 NW ¼ OF THE NW ¼ SECTION 07  
 TWP 111N RANGE 19W  
 NORTHFIELD TWP  
 CITY OF NORTHFIELD  
 RICE COUNTY, MINNESOTA

**MANAGING OFFICE:**  
  
**FARIBAULT OFFICE**  
 1415 TOWN SQUARE LANE  
 FARIBAULT, MN 55021  
 PHONE: 507.331.1500  
 FAX: 507.331.1501  
 PROJECT MANAGER: BRIAN WELCH  
 EMAIL: BRIAN.WELCH@IS-GRP.COM

### SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF NORTHFIELD REQUIREMENTS AND MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2016 EDITION, AND THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2013, UNLESS DIRECTED OTHERWISE.

### PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE RICE COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.  
 ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).  
 RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

**B.M. ELEVATION=981.60**  
 TOP NUT OF FIRE HYDRANT AT THE  
 INTERSECTION OF ERIE DRIVE AND  
 JEFFERSON PARKWAY

### TOPOGRAPHIC SURVEY

THIS PROJECTS TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN SPRING 2014 BY ISG INC.

**RECORD**  
**08/13/19**

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Andrew T. Brandel

*Andrew T. Brandel*

DATE 08/13/19 LIC. NO. 47,078

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE \_\_\_\_\_ LIC. NO. \_\_\_\_\_

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT  
**HILLS OF SPRING CREEK**  
**8TH ADDITION**  
**RECORD PLAN**

NORTHFIELD MINNESOTA

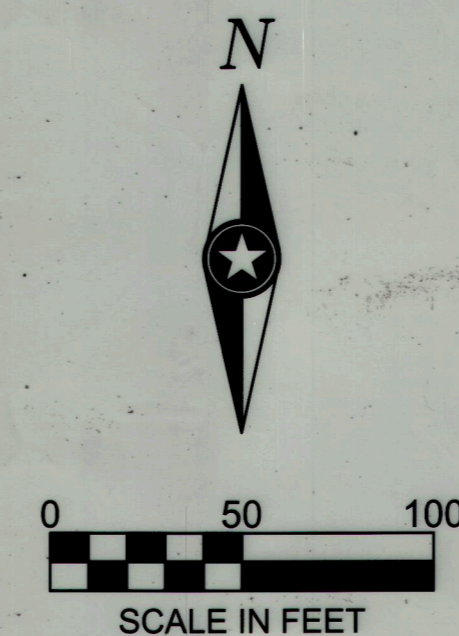
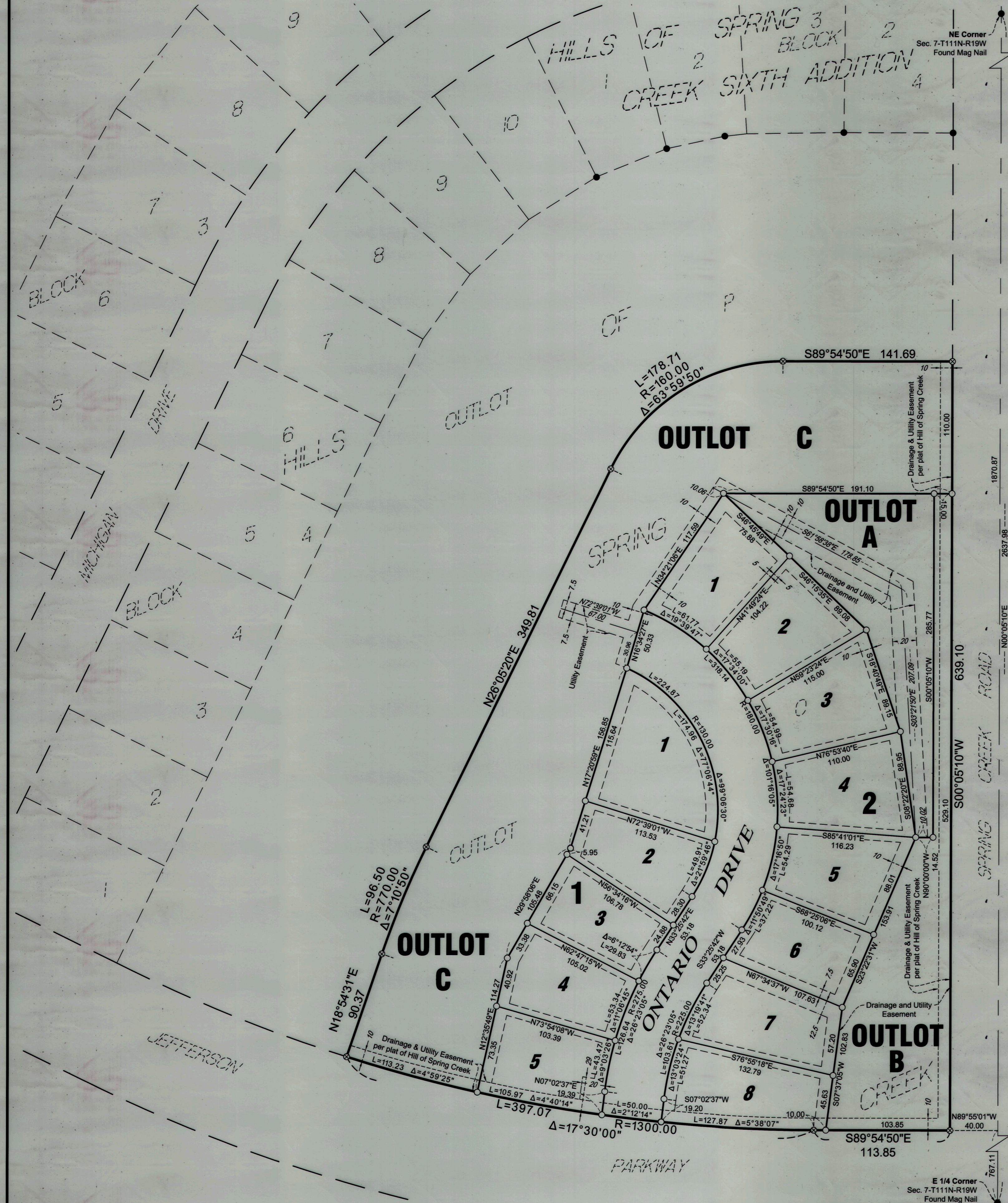
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
08/13/19	RECORD PLAN SUBMITTAL	MMB

PROJECT NO.	17-20030
CAD FILE NAME	20030 TITLE
DRAWN BY	JRS/KPB
DESIGNED BY	JRS
REVIEWED BY	JRS/ART
ORIGINAL ISSUE DATE	04/14/17
CLIENT PROJECT NO.	-

TITLE  
**TITLE SHEET**

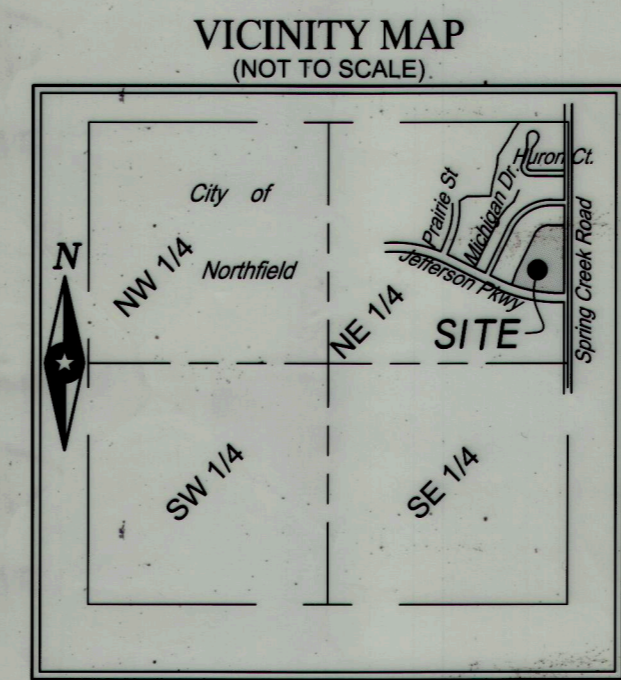
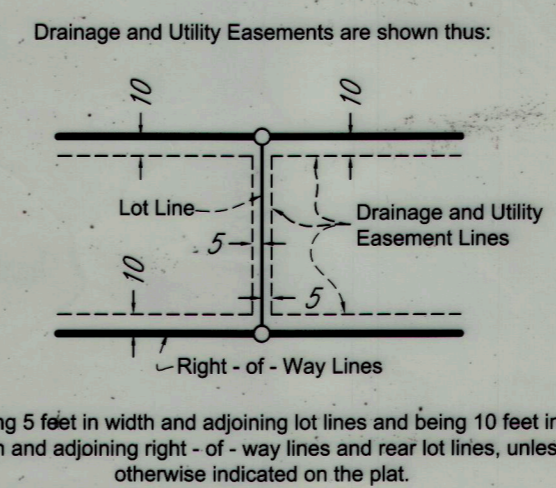
SHEET  
**1** OF 31

# HILLS OF SPRING CREEK EIGHTH ADDITION



**BEARING NOTE:**  
The orientation of this bearing system is based on the plat of HILLS OF SPRING CREEK.

- LEGEND**
- Iron Monument Found
  - ⊗ Indicates 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 43110 to be set before time of recording.
  - Indicates 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 43110 to be set within one year of recording.



SEC. 7, TWP. 111 N, RGE. 19 W  
Rice County, Minnesota

### INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Schmidt Endeavors, Inc., owner of the following described property:  
Outlot O, in Hills of Spring Creek, City of Northfield, Rice County, Minnesota.  
Has caused the same to be surveyed and platted as HILLS OF SPRING CREEK EIGHTH ADDITION and does hereby dedicate to the public, for public use, the public right of way, and the drainage and utility easements as created by this plat.

In witness whereof said Schmidt Endeavors, Inc., has caused these presents to be signed by its proper officer this 22 day of August 2017.

Signed: Schmidt Endeavors, Inc.  
*Steven Schmidt*  
President

State of Minnesota  
County of RICE

This instrument was acknowledged before me on August 22nd 2017 by Steven Schmidt, President of Schmidt Endeavors, Inc., on behalf of the corporation.

Mikayla R. Fischer (sign)  
Mikayla R. Fischer (print)  
Notary Public Minnesota  
My Commission Expires Jan 31, 2018

### SURVEYOR'S CERTIFICATE

I, Daniel L. Stueber, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or, will be correctly set within one year, that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 18 day of August, 2017.

*Daniel L. Stueber*  
Daniel L. Stueber, Licensed Land Surveyor  
Minnesota License No. 43110

State of Minnesota  
County of Blue Earth

This instrument was acknowledged before me on August 18, 2017 by Daniel L. Stueber, Licensed Land Surveyor.

Kent A. Hays  
Kent A. Hays  
Notary Public, Minnesota  
My Commission Expires Jan. 31, 2020

### CITY COUNCIL, CITY OF NORTHFIELD, MINNESOTA

This plat of HILLS OF SPRING CREEK EIGHTH ADDITION, was approved and accepted by the City Council of the City of Northfield, Minnesota at a regular meeting thereof held this 11<sup>th</sup> day of July, 2017, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Khanda Powell Mayor  
Deb A Pitte Clerk

### RICE COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, 505.021, Subd. 11, this plat has been reviewed and approved this 13<sup>th</sup> day of September, 2017.

*Michael Fangman*  
Michael Fangman, Rice County Surveyor

### RICE COUNTY AUDITOR/TREASURER

I hereby certify that the current and delinquent taxes on the lands described within are paid and the transfer is entered this 14<sup>th</sup> day of September, 2017.

Fran Windschitl  
Suzanne Kalar, Deputy  
Rice County Auditor/Treasurer

### RICE COUNTY REGISTRAR OF TITLES

I hereby certify that this instrument was filed in this office this 18<sup>th</sup> day of September, 2017, at 9:03 o'clock A.M. and was duly recorded as Document No. 55316.

Julie Van Erp  
Julie Van Erp, Rice County Registrar of Titles

